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विकास योजना - नागपूर

नागपूर महानगरपालिकेच्या विकास नियंत्रण नियमावलीत, दाटवस्ती क्षेत्रातील चटई क्षेत्र निर्देशांक वाढविणेबाबत महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ चे कलम ३७ (२) अन्वये मंजूरी....

महाराष्ट्र शासन
नगर विकास विभाग,
शासन निर्णय क्र.टिपीएस-२४०९/१७५०/प्र.क्र.७४/१०/नवि-९,
मंत्रालय, मुंबई : ४०० ०३२, दिनांक: १७ जुलै, २०१०

शासन निर्णय:- सोबतची अधिसूचना (मराठी व इंग्रजी) महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(प्रदीप गोहिल)
कार्यासन अधिकारी

प्रति,

१) विभागीय आयुक्त, नागपूर विभाग, नागपूर
२) संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.
३) जिल्हाधिकारी, नागपूर
४) आयुक्त, नागपूर महानगरपालिका, जिल्हा नागपूर.
५) सभापती, नागपूर सुधार प्रन्यास, नागपूर.
६) उप सचिव, (नगर रचना) नगर विकास विभाग, मंत्रालय, मुंबई -३२.
७) उपसंचालक, नगररचना, नागपूर विभाग, नागपूर.
८) व्यवस्थापक, मुद्रणालय, नागपूर.
(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात भाग-१ नागपूर विभागीय पुरवणी मध्ये प्रसिध्द करुन त्यांच्या प्रत्येकी ५ प्रती हया विभागास व ५ प्रती संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात.)
९) कक्ष अधिकारी, कार्यासन नवि-२९, नगर विकास विभाग
(त्यांना विनंती करण्यांत येते की, सोबतची अधिसूचना विभागाच्या वेब साईटवर ठेवावी.)
१०) निवडनस्ती (कार्यासन नवि-९)

Nagpur D.C. 37(2)

विकास नियंत्रण नियमावली - नागपूर

नागपूर महानगरपालिकेच्या विकास नियंत्रण नियमावलीत, दाटवस्ती क्षेत्रातील चटई क्षेत्र निर्देशांक वाढविणेबाबत महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ चे कलम ३७ (२) अन्वये मंजूरी....

अधिसूचना
महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई ४०० ०३२.
दिनांक : १७ जुलै, २०१०.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

क्र.टिपीएस-२४०९/१७५०/प्र.क्र.७४/१०/नवि-९: ज्याअर्थी, नागपूर महानगरपालिकेच्या विकास नियंत्रण नियमावली (यापुढे "उक्त विकास नियंत्रण नियमावली" असे संबोधले आहे) शासनाने, नगर विकास विभाग अधिसुचना क्र. टिपीएस-२४००/१६८४/प्र.क्र.१९२/२०००/ नवि-९, दिनांक ३१ मार्च, २००१ अन्वये महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७) (यापुढे "उक्त अधिनियम" असे संबोधले आहे) चे कलम ३१(१) अन्वये मंजूर केली आहे ;

आणि ज्याअर्थी, उक्त विकास नियंत्रण नियमावलीत, नागपूर शहराच्या सुधारित विकास योजनेतील दाटवस्ती क्षेत्राबाबत नियम क्र. एन-१.१.२, एन-१.१.३ व एन-२.७ मधील तरतूद खालील प्रमाणे आहे. (यापुढे "उक्त तरतूद" असे संबोधले आहे)

N.1.1.2 RESIDENTIAL

a) The permissible FAR for plots up to 1000 sq.mt. area shall be 1.00 and more than 1000 sq.mt. area 1.25 for purely residential and also mix residential and commercial or other use.

Provided further that in the redevelopment scheme of a property in congested area –

(i) The size of the tenements in should not be smaller than 15 sq.mt. and larger than 55 sq.mt. area.

(ii) Where the No. of existing tenements exceeds the permissible density of 250 tenements per Ha., the development scheme should accommodate all the existing tenements, as far as possible subject to condition the proposed FSI does not exceed 25% above the permissible FSI of 1.00.

(iii) Where the existing tenements density is less than the 250 tenements per Ha., the redevelopment scheme may accommodate the No. of tenements so that the FSI exceed 1.00 and the tenement density does not exceed 250 per Ha.

N-1.1.3 Educational, Public Health & Charitable Buildings –

a) Floor Space Index – Normally, the FSI permissible for above building would be 1.00. However, in case of special circumstances additional FSI upto 50% mau be permitted on 1.00 i.e. upto the maximum of 2.50 in consultation with Government.

b) For other building FSI shall be 1.5 and open spaces of 3 mts. on sides.

N-2.7 BUILDING IN COMMERCIAL ZONE

(c) FSI for building out side congested in commercial zone the maximum FSI permissible shall be 2.00 for commercial cum residential user and 2.50 for purely commercial the purpose of FAR net area of land excluding open spaces and area covered by internal roads shall only by considered.

आणि ज्याअर्थी, उक्त तरतूदीसंदर्भात शासनाने नगर विकास विभाग पत्र क्र. टिपीएस-२४०५/२४५४/प्र.क्र.५६/०६/नवि-९, दि. १९ मे, २००६ अन्वये (यापुढे "उक्त आदेश" असे संबोधिले आहे) नागपूर महानगरपालिकेला उक्त अधिनियमाच्या कलम ३७ अन्वये खालील प्रमाणे फेरबदलाचा प्रस्ताव सादर करणे संदर्भात कळविले आहे -

१) निव्वळ निवासी वापरासाठी (आर-१ झोन) १.५ च.क्षे.नि. अनुज्ञेय करणे,

२) वाणिज्य वापर अनुज्ञेय असल्यास (आर-२ झोन) अतिरिक्त ०.५ चटई क्षेत्र निर्देशांक (वाणिज्य वापराकरिता) म्हणजेच एकुण २ चटई क्षेत्र निर्देशांक अनुज्ञेय करणे,

३) तसेच गावठाणाबाहेरील भागात वाणिज्य वापरासाठी असलेला २.०० ते २.५० च.क्षे.नि. इतर शहरांप्रमाणे १.०० ते १.२५ पर्यत सिमित करणे,

आणि ज्याअर्थी, नागपूर महानगरपालिकेने पंत्र क्र. म.न.पा./नरवि/४८२, दि. २४ जून, २००९ च्या पत्रान्वये, दाटवस्ती क्षेत्रातील उक्त तरतूदीच्या अनुषंगाने खालील प्रमाणे फेरबदलाचा प्रस्ताव (यापुढे "उक्त फेरबदल प्रस्ताव" असे संबोधिले आहे) उक्त अधिनियमाचे कलम ३७ अन्वयेची कार्यवाही पुर्ण करुन शासनास मंजूरीस्तव सादर केला आहे -;

Regulation N-1.1.2:- Floor Space Index :-

(a) In Residential Zone permissible F.S.I. shall be 2.0 for purely residential and mix residential and commercial or other use.

In Commercial Zone, the permissible F.S.I. shall be 2.0 for purely residential and mix residential and commercial or other use 2.5 for purely commercial use.

In Industrial Zone, the permissible F.S.I. shall be 2.5.

(i) The size of the tenement in redevelopment scheme shall not be smaller than 15 sq. mtr. and larger than 55 sq. mtr. in area.

(ii) Where the number of existing tenements exceeds the permissible density of 250 tenements per Hectare, the development scheme should accommodate all the existing tenements, as far as possible subject to condition the proposed F.S.I. does not exceeds 25% above the permissible F.S.I. of 2.00.

(iii) Where the existing tenements density is less than 250 tenements per Hectare, the redevelopment scheme may accommodate the numbers of tenements so that the F.S.I. exceed 2.00 and tenements density does not exceed 250 per Hectare.

Regulation No. N-1.1.3:- Education, Public Health and Charitable buildings.

(a) Floor Space Index :- Normally the F.S.I. permissible for above buildings would be 1.5. However in case of special circumstances additional F.S.I. up to 50% may be permitted on 1.5 i.e. upto the maximum of 2.5 in consultation with Government.

(b) Open space:- Minimum open space shall be 3.00 mtrs. on all sides.

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर उक्त फेरबदल प्रस्तावातील फेरबदलाला काही बदलांसह मान्यता देणे आवश्यक असल्याचे शासनाचे मत झाले आहे ;

आता, त्याअर्थी, उक्त अधिनियमाचे कलम ३७ चे पोटकलम (२) अन्वये असलेल्या अधिकारांचा वापर करुन उक्त विकास योजनेतील उक्त फेरबदल प्रस्तावास, खालीलप्रमाणे काही बदलांसह मंजूरी देण्यात येत आहे आणि त्यासाठी उक्त विकास योजना मंजूरीची उपरोल्लिखित दि. ३१ मार्च, २००१ ची अधिसूचना सुधारित करण्यात येत आहे ;

विकास योजना मंजूरीच्या अधिसूचनेच्या फेरबदल सूचीतील शेवटच्या नोंदीनंतर पुढील नव्या नोंदीचा समावेश करण्यात येत आहे-

नोंद

N.1.1.2 RESIDENTIAL

a) The permissible FAR for plots fronting on road having width less than 9.00 mts. shall be 1.50 where purely residential use will be permissible and the permissible FAR for plots fronting on road having width more than 9.00 mts shall be 2.00 (1.50 residential + 0.50 commercial) where commercial use alongwith residential use will be permissible.

Provided further that in the redevelopment scheme of a property in congested area -

(i) The size of the tenements in should not be smaller than 15 sq.mt. and larger than 55 sq.mt. area.

(ii) Where the No. of existing tenements exceeds the permissible density of 250 tenements per Ha., the development scheme should accommodate all the existing tenements, as far as possible subject to condition the proposed FSI does not exceed 25% above the permissible FSI of 1.00.

(iii) Where the existing tenements density is less than the 250 tenements per Ha., the redevelopment scheme may accommodate the No. of tenements so that the FSI exceed 1.00 and the tenement density does not exceed 250 per Ha.

<u>टिप:-</u> क) उपरोक्त मंजूर नियमावलीची प्रत आयुक्त, नागपूर महानगरपालिका, नागपूर यांच्या कार्यालयात कार्यालयीन वेळेमध्ये नागरिकांच्या अवलोकनार्थ एका महिन्याच्या कालावधीसाठी ठेवण्यात आली आहे.

ख) सदर अधिसूचना विभागाच्या w.w.w.urban.maharashtra.gov.in या वेबसाईटवर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(प्रदीप गोहिल)
कक्ष अधिकारी, महाराष्ट्र शासन

Development Control Regulations Nagpur

Sanction under section 37 (2) of the Maharashtra Regional & Town Planning Act, 1966 to the modification regarding enhancement of F.S.I. to the congested area within the Nagpur Municipal Corporation Limit.

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated – 17th July, 2010

NOTIFICATION

The Maharashtra Regional and Town Planning Act 1966

No. TPS-2409/1750/CR-74/10/UD-9: Whereas, the Development Control Regulations for Nagpur Municipal Corporation (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") vide Notification No. TPS-2400/1684/CR-192/ 2000/UD-9, dated 31st March, 2001 ;

And whereas in the said Regulations there is provision in Rule No. N-1.1.2, Rule No. N-1.1.3 & Rule No. 2.7 regarding the F.S.I. to be allowed in the congested area of the Revised Development Plan of Nagpur City is as under (hereinafter referred to as "the said Provision")-

N.1.1.2 RESIDENTIAL

a) The permissible FAR for plots up to 1000 sq.mt. area shall be 1.00 and more than 1000 sq.mt. area 1.25 for purely residential and also mix residential and commercial or other use.

Provided further that in the redevelopment scheme of a property in congested area –

(i) The size of the tenements in should not be smaller than 15 sq.mt. and larger than 55 sq.mt. area.

(ii) Where the No. of existing tenements exceeds the permissible density of 250 tenements per Ha., the development scheme should accommodate all the existing tenements, as far as possible subject to condition the proposed FSI does not exceed 25% above the permissible FSI of 1.00.

(iii) Where the existing tenements density is less than the 250 tenements per Ha., the redevelopment scheme may accommodate the No. of tenements so that the FSI exceed 1.00 and the tenement density does not exceed 250 per Ha.

N-1.1.3 Educational, Public Health & Charitable Buildings –

a) Floor Space Index – Normally, the FSI permissible for above building would be 1.00. However, in case of special circumstances additional FSI upto 50% mau be permitted on 1.00 i.e. upto the maximum of 2.50 in consultation with Government.

b) For other building FSI shall be 1.5 and open spaces of 3 mts. on sides.

N-2.7 BUILDING IN COMMERCIAL ZONE

(c) FSI for building out side congested in commercial zone the maximum FSI permissible shall be 2.00 for commercial cum residential user and 2.50 for purely commercial the purpose of FAR net area of land excluding open spaces and area covered by internal roads shall only by considered.

And whereas, Government has communicated the Nagpur Municipal Corporation vide Urban Development Department's letter No. TPS-2405/2454/CR-56/ 06/UD-9, dt. 19th May, 2006 regarding execution of the modification proposal to said Provision under section 37 of the said Act as under –

1) 1.5 F.S.I. to be permitted for purely Residential Area (R-1 Zone)
2) Additional 0.50 F.S.I. to be allowed for the Commercial user if allowed. i.e. total 2.00 F.S.I. to be allowed (R-2 Zone)
3) And also the existing 2.00. to 2.50 F.S.I. for the commercial user in the Non Congested Area to be curtailed to 1.00 to 1.25 as per the provision for other Cities.

And whereas the Nagpur Municipal Corporation vide its Marathi letter No. म.न.पा./नरवि/४८२, dated 24th June, 2009 has submitted the modification proposal regarding the said Provision as under (hereinafter referred to as "the said Modification Proposal") for sanction to Government after following the procedure laid under section 37 of the said Act as under ;

Regulation N-1.1.2:- Floor Space Index :-

(a) In Residential Zone permissible F.S.I. shall be 2.0 for purely residential and mix residential and commercial or other use.

In Commercial Zone, the permissible F.S.I. shall be 2.0 for purely residential and mix residential and commercial or other use 2.5 for purely commercial use.

In Industrial Zone, the permissible F.S.I. shall be 2.5.

(i) The size of the tenement in redevelopment scheme shall not be smaller than 15 sq. mtr. and larger than 55 sq. mtr. in area.

(ii) Where the number of existing tenements exceeds the permissible density of 250 tenements per Hectare, the development scheme should accommodate all the existing tenements, as far as possible subject to condition the proposed F.S.I. does not exceeds 25% above the permissible F.S.I. of 2.00.

(iii) Where the existing tenements density is less than 250 tenements per Hectare, the redevelopment scheme may accommodate the numbers of tenements so that the F.S.I. exceed 2.00 and tenements density does not exceed 250 per Hectare.

Regulation No. N-1.1.3:- Education, Public Health and Charitable buildings.

(a) Floor Space Index :- Normally the F.S.I. permissible for above buildings would be 1.5. However in case of special circumstances additional F.S.I. up to 50% may be permitted on 1.5 i.e. upto the maximum of 2.5 in consultation with Government.

(b) Open space:- Minimum open space shall be 3.00 mtrs. on all sides.

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary enquiries the Government is of the opinion that in the said Modification Proposal should be sanctioned with some changes ;

Now therefore, in exercise of the powers conferred under sub section (2) of the section 37 of the said Act, Government hereby sanctions the said Modification Proposal with some changes as under and for that purpose amends the above referred Notification dated 31st March, 2001 as follow :-

In the Schedule of Modification appended in the Notification sanctioning the said Regulations, following new entry shall be added after last entry–

ENTRY

N.1.1.2 RESIDENTIAL

a) The permissible FAR for plots fronting on road having width less than 9.00 mts. shall be 1.50 where purely residential use will be permissible and the permissible FAR for plots fronting on road having width more than 9.00 mts shall be 2.00 (1.50 residential + 0.50 commercial) where commercial use alongwith residential use will be permissible.

Provided further that in the redevelopment scheme of a property in congested area –

(i) The size of the tenements in should not be smaller than 15 sq.mt. and larger than 55 sq.mt. area.

(ii) Where the No. of existing tenements exceeds the permissible density of 250 tenements per Ha., the development scheme should accommodate all the existing tenements, as far as possible subject to condition the proposed FSI does not exceed 25% above the permissible FSI of 1.00.

(iii) Where the existing tenements density is less than the 250 tenements per Ha., the redevelopment scheme may accommodate the No. of tenements so that the FSI exceed 1.00 and the tenement density does not exceed 250 per Ha.

Note:- A) A copy of the sanctioned Regulations is kept open for inspection by the general public in the office the Municipal Commissioner, Nagpur Municipal Corporation, Nagpur for the period of one month.

B) This Notification is also available on Govt. web site **www.urban.maharashtra.gov.in**

By order and in the name of the Governor of Maharashtra,

(Pradeep Gohil)

Section Officer to Government.